

LEGAL DESCRIPTION

FOR A 0.065 OF AN ACRE (2829 SQUARE FOOT) TRACT OF LAND OUT OF THE JOHN APPLGAI SURVEY NO. 58, ABSTRACT NO. 29, TRAVIS COUNTY, TEXAS, BEING PORTION OF A CALLED 1.74 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 13, 2000 TO MP BRAKER, L.P. RECORDED IN DOCUMENT NO. 2000056544 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 0.065 ACRE (2829 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 3/8 inch iron rod found, having Texas State Plane Coordinate (Texas Central Zone, NAD83(HARN93), U.S. Feet, Combined Scale Factor 0.99991) values of N=10111010.68, E=3133791.01, on the south right-of-way line of East Braker Lane (ROW width varies) in the west line of the 1.74 acre tract, being also the east line of LOT B, W.M. GEPHART SUBDIVISION, as shown on the plat recorded in Volume 16, Page 20 of the Plat Records of Travis County, Texas, for the northwest corner hereof;

THENCE departing the south right-of-way line of said East Braker Lane, and crossing said 1.74 acre tract, with the following four (4) courses and distances:

1. **S 61° 28' 33" E** a distance of **92.90 feet** to a 1/2 inch iron rod set with "Baker-Aicklen" cap, for a point of curvature hereof;;
2. Along a curve to the left with a radius of **308.50 feet**, an arc length of **14.75 feet**, central angle of **02° 44' 23"**, and a chord that bears **S 62° 50' 49" E** a distance of **14.75 feet** to a 1/2 inch iron rod set with "Baker-Aicklen" cap, for a point of tangency hereof;
3. **S 64° 13' 00" E** a distance of **9.99 feet** to a 1/2 inch iron rod set with "Baker-Aicklen" cap for a point of curvature hereof; and
4. Along a curve to the left with radius of **808.50 feet**, an arc length of **70.90 feet**, central angle of **05° 01' 29"**, and a chord that bears **S 66° 43' 44" E** a distance of **70.88 feet** to a 1/2 inch iron rod set with "Baker-Aicklen" cap on the east line of said 1.74 acre tract, being also the west line of LOT 1, C.L. DANIELS, JR. SUBDIVISION as shown on the plat thereof recorded in Volume 59, Page 87 of the Plat Records of Travis County, being also the west line of a called 0.804 acre tract described in a Warranty Deed with Vender's Lien dated July 28, 2004 to Braker Properties, LLC recorded in Document No. 2004145505 of the Official Public Records of Travis County, Texas. for the northeast corner hereof, from which a 1/2 inch iron rod found with aluminum cap in the south right-of-way line of East Braker Lane, at the northwest corner of said 0.804 acre tract, bears **N 27° 29' 48" E** a distance of 5.07 feet;

THENCE along the east line of said 1.74 acre tract, being also the west line of said LOT 1, being also the west line of said 0.804 acre tract, **S 27° 29' 48" W** a distance of **15.10 feet** to a calculated point for the southeast corner hereof, from which a 1/2 inch iron rod found at the southwest corner of LOT 3 of said C.L. DANIELS, JR. SUBDIVISION, being also the southwest corner of said 0.804 acre tract bears **S 27° 29' 48" W** a distance of 195.95 feet;

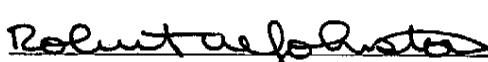
THENCE departing the east line and crossing said 1.74 acre tract, the following four (4) courses and distances:

1. Along a curve to the right with a radius of **823.50 feet**, an arc length of **70.45 feet**, central angle of **04° 54' 05"**, and a chord that bears **N 66° 40' 03" W** a distance of **70.43 feet** to a calculated point, for a point of tangency hereof;
2. **N 64° 13' 00" W** a distance of **9.99 feet** to a calculated point for a point of curvature hereof;
3. Along a curve to the right with a radius of **323.50 feet**, an arc length of **15.47 feet**, central angle of **02° 44' 23"**, and a chord that bears **N 62° 50' 49" W** a distance of **15.47 feet** to a calculated point, for a point of tangency hereof;
4. **N 61° 28' 33" W** a distance of **92.74 feet** to a calculated point on the west line of said 1.74 acre tract, being also the east line of said LOT B, W.M. GEPHART SUBDIVISION, for the southwest corner hereof, from which a 1/2 inch iron rod found in the west line of said 1.74 acre tract bears **S 27° 55' 48" W** a distance of 209.24 feet;

THENCE along the west line of said 1.74 acre tract, being also the east line of said LOT B, W.M. GEPHART SUBDIVISION, **N 27° 55' 48" E** a distance of **15.00 feet** to the **POINT OF BEGINNING**, containing 0.065 acres (2829 square feet) of land.

Bearing basis is grid north for the Texas Central Zone (4203) NAD 83/93 HARN.

Surveyed under the direct supervision of the undersigned during July, 2007:

 2/13/2008
Robert W. Johnston
Registered Professional Land Surveyor No. 5579
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 244-9620



Job No.: 0020-2-046-11

Filename: W:\PROJECTS\COA\BRAKER LN@IH-35\EASEMENT\F-NOTES\0.065AC.DOC


REFERENCES

TCAD No. 02-4623-05-03

Austin Grid MM-31

Exhibit "B"
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FIELD NOTES REVIEWED

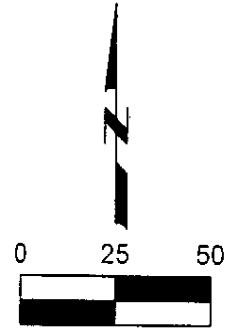
By  Date 2/14/08

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

GRID COORDINATES
N=10111010.68
E=3133791.01
POINT OF
BEGINNING

EAST BRAKER LANE
(ROW WIDTH VARIES)



LOT B
W.M. GEPHART
SUBDIVISION
VOLUME 16, PAGE 20
PRTCT

0.065 ACRE TRACT
(2829 SQ. FT.)

MP BRAKER, L.P.
DOCUMENT NO. 2000056544
1.74 ACRES
OPRTCT

BRAKER PROPERTIES, L.L.C.
0.804 ACRES
DOC. NO. 2004145505
OPRTCT

LOT 1
C.L. DANIEL, JR. SUBDIVISION
VOL. 59, PG. 87
PRTCT

JOHN APPLGAIT SURVEY No. 58
ABSTRACT No. 29

NOTE:

THE COORDINATES SHOWN ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE,
NAD83/93 HARN DATUM. THE BEARINGS SHOWN ARE GRID
BEARINGS. THESE COORDINATES WERE ESTABLISHED
FROM REFERENCE MONUMENT NO. "H-16-2001" HAVING
COORDINATE VALUES N=10045187.51, E=3111416.40 AND
REFERENCE MONUMENT NO. "G-16-4003" HAVING
COORDINATE VALUES N=10044598.40, E3100631.72,
COMBINED SCALE FACTOR = 0.99991
ALL DISTANCES SHOWN ARE SURFACE DISTANCES

LEGEND

- TXDOT TYPE II BRASS MONUMENT FOUND
- △ CALCUATED POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH ALUM. CAP
- 1/2" IRON ROD SET WITH "BAKER-AICKLEN" CAP
- () RECORD INFORMATION
- OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- PRTCT PLAT RECORDS TRAVIS COUNTY

NUMBER	BEARING	DISTANCE
L1	S 64°13'00" E	9.99'
L2	N 27°29'48" E	5.07'
L3	S 27°29'48" W	15.10'
L4	N 64°13'00" W	9.99'
L5	N 27°55'48" E	15.00'

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	308.50'	14.75'	02°44'23"	S 62°50'49" E	14.75'
C2	808.50'	70.90'	05°01'29"	S 66°43'44" E	70.88'
C3	823.50'	70.45'	04°54'05"	N 66°40'03" W	70.43'
C4	323.50'	15.47'	02°44'23"	N 62°50'49" W	15.47'
C5	725.00'	100.60'	07°57'00"	S 73°57'49" E	100.52'



DATE: AUG. 09, 2007
JOB NO.: 0020-2-046-11
BY: RWJ
PAGE 3 OF 3



BAKER-AICKLEN
& ASSOCIATES, INC.
S • GIS • Planning

405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
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Exhibit "B"
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